



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, August 14, 2023**

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Draft Decision - Special Permit (SP 2023-04/SPA) and Site Plan, 1 Meadow Lane, Lauren and Kathy Pardee / Kathy Pardee (applicant/owner).
 - B. Determination of Minor Modification (PA 2021-01.2) – 8 Pine Street, GSX-ODG, LLC (applicant/owner).
- 3. Discussion Items**
 - A. Proposed Zoning Changes: 40R District, Mark Bobrowski
 - B. Zoning Updates for Town Meeting
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearing**
 - A. (7:30 PM) Request for a Scenic Road Permit (SRP 2023-02), 62 Wesson Street Lot #1, Willard House Clock Museum (applicant/owner). A Hearing to consider an application for a Scenic Road Permit, for alterations to the stone wall for a driveway opening, to be located at 62 Wesson Street, Lot #1, shown as Grafton Assessor's Map 22, Lot 12, Said property is located in a Low Density Residential (R-40 zoning district).
 - B. (7:30 PM) Request for a Scenic Road Permit (SRP 2023-01), 62 Wesson Street Lots #2 & 3, Willard House Clock Museum (applicant/owner). A Hearing to consider an application for a Scenic Road Permit, for alterations to the stone wall for a common driveway opening, to be located at 62 Wesson Street, Lots 2 & 3, shown as Grafton Assessor's Map 22, Lot 12, Said property is located in a Low Density Residential (R-40 zoning district).
 - C. (7:30 PM) Request for Special Permit (SP 2023-07/SPA) and Site Plan Approval, "Broadmeadow North," 188 Providence Road, Broadmeadow Realty, LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for five 24-unit apartment buildings and one sales center, on property

The Planning Board reserves the right to take agenda items out of order.

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located at 188 Providence Road, shown as Grafton Assessor's Map 99, Lot 1. Said property is located in a Multiple Family Residential (R-MF) and Community Business (CB) zoning district.

D. (7:30 PM) Request for Major Residential Special Permit (MRSP 2023-08/PP) and Preliminary Plan, "Farnumsville Acres," 61 Maple Avenue, Stephen David, Stephen David, 61 Maple Street Trust / Chung Hee Chun Pak To Hyong (applicant/owner). A request to consider an application for a Major Residential Special Permit and Preliminary Plan request for a 9-lot Residential Flexible Development on property located at 61 Maple Avenue, shown as Grafton Assessors Map 129, Lot 17. Said property is located in a Medium Density Residential (R20) and Industrial (I) zoning district.

E. (7:30 PM) Request for Special Permit (SP 2023-06/SPA) and Site Plan Approval, 124 Westboro Road, Westboro Road Property Owner, LLC c/o GFI Partners / Mass. Development Finance Agency (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a major industrial complex, consisting of light manufacturing and warehouse facilities, on property located at 124 Westboro Road, shown as Grafton Assessor's Map 12, Lot 1B. Said property is located in an Office/Light Industrial (OLI) and Chapter 43D Priority Development Overlay District (PDSOD) zoning district. *Continued from July 24, 2023. Applicant has submitted a public hearing continuance request to August 28, 2023.*

7. Any Other Items Which May Lawfully Come Before the Board

8. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)

9. Adjournment

*** Remote Access to Public Meetings -** Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The August 14, 2023, Planning Board Meeting may be accessed using the following link:

<https://us06web.zoom.us/j/87451825804>